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December 12, 2001

TO: Members of the MAG Building Codes Committee

FROM: Leon Manuel, City of El Mirage, Chairman

SUBJECT: MEETING NOTIFICATION AND TRANSMITTAL OF TENTATIVE AGENDA

Wednesday, December 19, 2001, 2001 - 2:00 p.m.
MAG Office, Suite 200, Saguaro Room
302 North 1st Avenue, Phoenix

A meeting of the MAG Building Codes Committee has been scheduled for the time and place noted above.

Members of the MAG Building Codes Committee may attend **either in person or by telephone conference call**. Those attending by telephone conference call are requested to call 602-261-7510 between 1:55 p.m. and 2:00 p.m. After prompting, please enter the meeting ID number 28453 (build) on your telephone key pad followed by the pound key. If you have a problem or require assistance, dial 0 after calling the number above.

Please park in the garage under the Compass Bank Building. Bring your ticket to the meeting, parking will be validated. For those using transit, the Regional Public Transportation Authority will provide transit tickets for your trip. For those using bicycles, please lock your bicycle in the bike rack in the garage.

Please be advised that under procedures approved by the MAG Regional Council on June 26, 1996, all MAG committees need to have a quorum to conduct business. A quorum is a simple majority of the membership, or 13 people for the MAG Building Codes Committee. If you are unable to attend the meeting, please make arrangements for a proxy from your jurisdiction to represent you.

If you have any questions or need additional information, please contact me at (602) 438-2200 or Harry Wolfe at (602) 254-6300.

TENTATIVE AGENDA

COMMITTEE ACTION REQUESTED

1. Call to Order

2. Approval of November 14, 2001 Meeting Minutes

3. Call to the Public

An opportunity will be provided to members of the public and Committee to address the Building Codes Committee for non-agenda items.

4. Request by Southwest Gas Corporation

Southwest Gas is requesting written information from the municipalities on the permitting and clearance requirements the municipalities will place on Southwest Gas when extending exterior, above ground houselines. Southwest Gas finds it necessary to extend houselines when conditions require the service be moved due to safety concerns. Eliminating the permit and clearance requirements on specific amounts of footage will provide for the quick restoration of service to the customer. Please see Attachment One.

5. Impact of SB 1525 on MAG Sound Attenuation Standards

At the November 14, 2001 meeting of the MAG Building Codes Committee, MAG staff discussed the impact of SB 1525, passed into law during the last legislative session. The law included some specific standards for the sound attenuation of homes for jurisdictions with land in the vicinity of Luke Air Force Base. It was noted that there were some differences between the standards included in the State legislation and the MAG standards adopted in April 1996. The specific standards related to insulation requirements for exterior walls and for roofs. It was recommended that MAG staff meet with representatives of the Homebuilders Association and other interested Building Codes officials to review the differences in more detail and report back to the MAG Building Codes Committee. On Thursday, December 6, 2001 representatives met to discuss the issue. Some technical adjustments to the State legislation a group were suggested and other related issues discussed. A summary of the key issues addressed is included in Attachment Two.

2. Review and approve meeting minutes of November 14, 2001.

3. For information and discussion.

4. For information, discussion and possible recommendation.

5. For information, discussion and possible recommendation.

6. Update of the Regional Plan Review Program

An update of the Regional Plan Review Program will be provided.

7. Legislative Issues

A review of legislative issues will be undertaken.

8. Plumbing Code Commission

A status report on the State Plumbing Commission will be given.

9. Updated MAG Building Codes Committee Membership

An updated membership roster for the MAG Building Codes Committee is transmitted to you. If there are any changes to the list, please notify Harry Wolfe at (602) 254-6300 or e-mail him at hwolfe@mag.maricopa.gov. Please see Attachment Three.

10. Topics for Future Agendas

Potential topics for the next meeting will be discussed. The next meeting of the MAG Building Codes Committee is scheduled for Wednesday, January 16, 2002 at 2:00 p.m. at the MAG Office in the Palo Verde Room.

11. Adjournment

6. For information, discussion and possible recommendation.

7. For information and discussion.

8. For information and discussion.

9. For information and discussion.

10. For information and discussion.

ATTACHMENT ONE

To: Southwest Gas Corporation
From: _____
Date: _____
Subject: House-line permitting and inspections

The City of _____ agrees to allow Southwest Gas Corporation and/or its contractors to extend above ground, external house-lines a maximum of _____ ft. without the need of permits or inspections - when it is necessary to relocate the meter set assembly for safety reasons.

Southwest Gas Corporation and/or its contractors will ensure the integrity of the new piping by completing a meter registration test of the house-line.

ATTACHMENT TWO

Meeting to discuss the implications of Senate Bill 1525 for sound attenuation standards
adopted by MAG in 1996.

December 6, 2001

In Attendance

Spencer Kamps, HBACA
Rus Brock, HBACA
Steve Burger, Goodyear
Bill Giffith, Glendale
Forrest Fielder, Surprise
Becky Peroni, Attorney
Harry Wolfe, MAG

The key questions and issues that were raised at the meeting are summarized below.

1. It was noted that the MAG sound attenuation standards adopted in April 1996 only applied to residential construction that occurred within the noise contours of Luke AFB as defined in the 1988 Westside Joint Land Use Study. The state legislation applies to residential construction and portions of buildings where the public is received. Clarification was requested on what these non-residential buildings included. The state legislation also goes beyond the noise contours to include a larger area called "Territory in the Vicinity of a military airport." For Luke this has been defined in the legislation as a rectangular area superimposed over the Base. The Department of Real Estate has a legal description of that area along with a map.
2. The Attorney of Surprise has interpreted the State legislation require that when a jurisdiction has any portion of its corporate limits within the "rectangle" that the standards for sound attenuation shall be applied to all buildings in the jurisdiction whether they are inside the "rectangle" or outside of it. Goodyear has also said that it would prefer to apply the standards throughout its entire jurisdiction. It was noted that local jurisdictions could implement more demanding standards than called for in State legislation, but that state legislation only required the application of the standards to the portion of the jurisdiction within the rectangle.
3. It was the consensus of the building officials in attendance at the meeting that the R-19 insulation requirement for exterior walls stipulated in State legislation does not appear to be achievable for West Side Communities. Using the best materials would result in about R 18.4, and where lower rated materials are used it may be R 17.6. The use of this as a requirement should be revisited.
4. The reference retained from previous legislation to achieving an interior noise level of 45

dB creates a problem for areas outside the noise contours. If you don't know what the exterior noise level is with these developments, then the only way to be sure of the interior noise level would be to take some type of measurement. There was agreement among the people at the table that requiring or allowing individual measurements to be taken would complicate enforcement and lead to uniformity issues. It was suggested that the standard for achieving an interior noise level of 45 dB be removed, while retaining prescriptive insulation standards.

5. According to the State legislation, no new residential development is allowed within the noise contours, unless the use is vested. It is our understanding that a vested use is one that is a part of an approved development plan such as Palm Valley, or residential land use zoned at one unit per acre. More clarification is requested on what constitutes a vested use.
6. The standards apply to new development for which permits are issued after December 31, 2001; and it is our understanding that the Attorney General will not be determining compliance with the standards until August 2002.
7. Are the standards in the State legislation also supposed to apply to mobile homes? When adopting our MAG standards we assumed that mobile homes were not exempted from our requirements; but we really never determined a way that they could comply with the standards. That is because mobile home construction standards are governed by federal standards; and there are no available methods for incorporating sound attenuation. While mobile homes are certainly residential development, it is not clear the feasibility of requiring their compliance with these sound attenuation standards.

ATTACHMENT THREE
MAG BUILDING CODES COMMITTEE - CONTACT LIST (December 2001)

Name	Representing	Telephone #	FAX No.	E-Mail Address
Leon Manuel	El Mirage	602-438-2200	(602) 431-9562	lmanuel@stantec.com
Ken Sowers	Avondale	623-932-6088 x234	623-932-6119	ksowers@avondale.org
Mike Tibbett	Carefree	480-488-1471 or 602-722-8195	(480) 488-3845	mike@carefree.org
Bob Lee	Cave Creek	480-488-1414x132 or 480-251-9292	480-488-2263	blee@cavecreek.org
Alex Banachowski	Chandler	480-782-3109	480-782-3110	alex.banachowski@ci.chandler.az.us
Patrick Davis	Fountain Hills	480-816-5110	480-495-5784	PatrickDAZ@aol.com
Ralph Vasquez	Gila Bend	520-683-2255 x15	1-520-683-6430	paula_loper@hotmail.com
JoRene DeVeau	Gila River	480-899-5026	480-899-5059	jorene.deveau@gric.nsn.us
Ray Patten	Gilbert	480-503-6820	480-497-4923	rayp@ci.gilbert.az.us
Deborah Mazoyer	Glendale	623-930-3120	623-915-2695	DMazoyer@ci.glendale.az.us
Steve Burger	Goodyear	623-932-3004	623-932-3027	sburger@ci.goodyear.az.us
Chuck Ransom	Litchfield Park	623-935-1066	623-935-5427	building@litchfield-park.org
Crystal Pearl	Mesa	480-644-4919	480-644-4900	Crystal_Pearl@ci.mesa.az.us
Armando Rivas	Paradise Valley	480-348-3692	480-951-3715	arivas@ci.paradise-valley.az.us
Neil Burning	Peoria	623-773-7232	623-773-7233	neilb@peoriaaz.com
Bob Goodhue	Phoenix	602-534-2352	602-534-0852	bgoodhue@ci.phoenix.az.us
Tim Wegner	Queen Creek	480-987-0496	480-987-0109	twegner@queencreek.org
Rusty Thompson	Salt River	480-874-9017	480-874-8179	rustythompson@saltriver.pima-maricopa.nsn.us
Dave Potter	Scottsdale	480-312-2532	480-312-7781	dpotter@ci.scottsdale.az.us
John Guenther	Surprise	623-583-1088 x2288	623-583-6108	guenther@surpriseaz.com
Michael Williams	Tempe	480-350-8341	480-350-8677	michael_williams@tempe.gov
Mario Rochin	Tolleson	623-936-7111	623-936-7117	mrochin@tollesonaz.org
Skip Blunt	Wickenburg	520-684-5451x202	602-506-1580	skip@ci.wickenburg.az.us
Steve Lawton	Youngtown	623-933-8286 or 602-618-4760	623-933-5951	youngtown@youngtownaz.org
Tom Ewers	Maricopa County	602-506-7145	602-506-3282	tomewers@mail.maricopa.gov
Harry Wolfe	MAG	602-254-6300	602-452-5098	hwolfe@mag.maricopa.gov
Rus Brock	Home Builders Assn.	602-274-6545	602-234-0442	brockr@hbaca.org